

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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January 31, 2005

Mr. Anthony J. Altfield
City Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Dear Mr. Altfield:

RE: Review of the City of Marina's Adopted Housing Element

Thank you for submitting Marina's housing element adopted on December 14, 2004 and received for review on December 27, 2004. As you know, the Department is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h). A series of telephone calls and e-mail exchanges over the past few months with Ms. Susan Hilinski, Project Manager, and Ms. Karen Tiedemann, the City's consultant, facilitated the review.

The Department's December 13, 2004 review found the draft revisions addressed the statutory requirements of State housing element law (Article 10.6 of the Government Code). Since the adopted housing element is substantially the same as the revised draft, the Department is pleased to find it in full compliance with State housing element law.

The Department commends the City of Marina's leadership, vision and commitment to meet its regional housing needs through a variety of innovative programmatic actions. According to the element, a combination of existing and proposed housing in the Fort Ord area, implementation of mixed-use and infill development strategies along Del Monte Avenue and Reservation Road, and upzoning of 17-acres in Armstrong Ranch and University Village will allow the City to accommodate its 2002-2008 regional share need for lower-income households. The City must be diligent in implementing its rezone (A-1) and mixed-use program actions (i.e., B-1 through B-8) listed under Policy 1. It is especially critical that Marina develop residential sites in Central Marina, as identified in Table 4-1, through its mixed-use programs. Effective implementation of the element's housing and land-use programs will assist Marina in addressing its existing and future housing needs, create livable neighborhoods, and protect sensitive environmental resources.

The Department's finding of compliance is based on Marina's commitment to accommodate its share of the regional housing need for lower-income households by ensuring sufficient suitable sites allowing a minimum 20 dwelling units per acre, particularly in the "Central Marina" area. Pursuant to Government Code Section 65863, the City must maintain its supply of adequate sites

throughout the planning period. Further, Section 65863(b) prohibits local governments from lowering a residential density used in determining adequate sites under its housing element unless the locality makes certain findings.

Pursuant to Government Code Section 65400, the City should annually monitor, evaluate, and report on the effectiveness of its housing element. The implementation reports are required to be completed and submitted to the local legislative body and this Department by October 1.

For your information, upon completion of an amended or adopted housing element, a local government is responsible for distributing a copy of the element to area water and sewer providers (Government Code Section 65589.7). This section of law requires public and/or private water and wastewater providers to give priority in their current and future service allocations and/or hook-ups to proposed housing development projects which help meet a locality's share of the regional need for lower-income households.

In closing, the hard work and cooperation Ms. Hilinski exhibited during the course of the review is appreciated. The Department looks forward to receiving the City's adopted housing element. If you have any questions, please contact Don Thomas, of our staff, at (916) 445-5854.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Jeff Dack, Planning Director, City of Marina
Susan Hilinski, Project Manager, City of Marina
Karen Tiedemann, Law Offices of Goldfarb & Lipman
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates